



**2011 Annual Report
On the Status of
The City of Tustin General Plan**

January 1, 2011 through December 31, 2011

INTRODUCTION

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time, General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001. Periodically, general plan amendments have occurred. In 2008, the General Plan was updated with minor text amendments and in 2009 the City updated its Housing Element in compliance with State's law.

The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

- 1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
- 2) Its progress in meeting its share of regional housing needs; local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
- 3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This annual report covers activities between January 1, 2011, and December 31, 2011, and is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research.

HOUSING ELEMENT PROGRESS

As previously noted, the City's current Housing Element was adopted by the City Council in June 2009 in response to the State Law. Following the adoption of the Housing Element, HCD provided the City with certification on July 9, 2009.

Part of the current Housing Element is the City's share of housing needs for the planning period of January 1, 2006, to June 30, 2014, as determined by the State Department of Housing and Community Development. Table 1 identifies the City of Tustin's assigned share of regional housing needs.

Table 1
City of Tustin Regional Housing Need
2006-2014

| Income Level | Number of Units | Percentage |
|----------------------------------|-----------------|------------|
| Very Low (<50% of MFI) | 512 | 21% |
| Low Income (50-80 % of MFI) | 410 | 17% |
| Moderate Income (80-120% of MFI) | 468 | 20% |
| Upper Income (>120% of MFI) | 991 | 42% |
| | 2,381 | 100% |

MFI: Median Family Income

Source: SCAG Regional Housing Need Assessment

Table 2 consists of a list of new dwelling units that received occupancy and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 2006, through December 31, 2011. To determine the income level of each unit, the State Department of Housing and Community Development developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, or purchase price.

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled
Between January 1, 2006 through December 31, 2011

| Income Level | Number of Units Constructed/ Permitted | Approved Units | Total | RHNA | Percentage to RHNA |
|------------------------------|---|----------------|-------|------|--------------------|
| Very Low (0-50%MFI) | 327 | 36 | 363 | 512 | 71% |
| Low Income (51-80%MFI) | 66 | 61 | 127 | 410 | 31% |
| Moderate Income (81-120%MFI) | 131 | 60 | 191 | 468 | 41% |
| Upper Income | 1210 | 410 | 1620 | 991 | 163% |
| Total | 1734 | 567 | 2301 | 2381 | |

MFI: Median Family Income

Source: City of Tustin Redevelopment Agency, City of Tustin Building Division, City of Tustin Planning Division, Southern California Gas Company Utility Releases

Beginning with 2010 Annual Report, HCD requires that each city prepare an annual report using forms and definitions adopted by HCD. Appendix A to the General Plan Annual Report includes Table A (Annual Building Activity Summary – New Construction), Table A2 (Annual Building Activity Report – Units Rehabilitated, Preserved, and Acquired), Table B (Regional Housing Need Allocation Progress), and Table C (Program Implementation Status).

PROGRESS REPORT

The City's General Plan implementation progress report has individual sections organized by element (Table 3). Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal.

Program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions adopted or implemented during the reporting period. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. To avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;
2. Continued to update General Plan as needed to ensure internal consistency and consistency with State and federal law;
3. Continued processing of development plans to include affordable housing components through entitlements and Development Agreements;
4. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1372;
5. Complied with the affordable housing provisions under Community Redevelopment Law as may be updated with recent passage and ruling of AB1X 26 and 27 and consistent with the goals and objectives of the Housing Element;
6. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization;
7. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes; and
8. Adopted the 2008-09 to 2017-18 Comprehensive Affordable Housing Strategy and its Six-Year Capital Plan.

This General Plan Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies. As evidenced by this General Plan Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments,

and discretionary actions in accordance with its General Plan goals. Many of these implementation tools execute goals within several General Plan elements, demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan. The City will continue its efforts in carrying out the identified goals and policies of the General Plan.

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|---|--|
| LAND USE ELEMENT The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development. | |
| GOAL 1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services. | <ul style="list-style-type: none"> • Second Unit Code Amendment: In 2003, the City amended the Tustin City Code to allow second residential units without discretionary review or hearing, in accordance with State Law. The amendment provides standards for second residential units in several residential zoning districts. The City continues to allow second residential units through ministerial review (plan check) process. |
| | <ul style="list-style-type: none"> • Business Regulations Code Amendment: The City continues to enforce Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare. • General Plan Consistency: The Planning Commission made one (1) General Plan Consistency determination. The Planning Commission determined that the vacation of a remnant parcel and street easement resulting from El Camino Real realignment to allow the owners of the commercial retail center at 1450 El Camino Real to construct additional parking spaces at their site to accommodate employee and customer parking needs is in conformance with the Tustin General Plan. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> Neighborhood Plans. In response to the "Neighborhoods of Tustin Town Center: A Strategic Guide for Development's" recommendations, a RFP was released seeking proposals from Environmental consulting firms for the preparation of a Program EIR that supports proposed General Plan amendments, amendments to the Tustin City Code, a proposed Overlay District Zoning, and other zoning modifications. As a result of the passage of AB1X 26 and 27 and the State Supreme Court's ruling on both bills, Redevelopment funding was no longer available to support this activity and the project is on hold. Staff are reviewing other options and funding sources to initiate the recommendations brought forth in the Strategic Guide. A RFP for and Engineering Feasibility Study Report that would consider the feasibility of the Guide's recommendations for Red Hill Avenue was released in late October. This study is funded by CDBG and the work will commence in 2012. |
| GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning. | <ul style="list-style-type: none"> Discretionary Actions: The City processed 21 Conditional Use Permits, 6 Code Amendments, 3 Specific Plan Amendments, 10 Design Reviews, 2 Use Determinations, 67 Temporary Use Permits, 1 Large Family Daycare, and 2 Subdivisions to accommodate various development proposals. Code Amendments: The City completed the following Code Amendments: <ol style="list-style-type: none"> CA 11-001, an urgency measure to enact a temporary moratorium on the establishment, use, and operation of tattoo establishments pending the completion of an analysis and report describing the measures taken to protect the public safety, health, and welfare. Following the completion of the analysis, the City Council adopted Code Amendment 11-006 (see subsection e) for a permanent Ordinance regulating tattoo establishments. CA 11-002, an amendment to Tustin City Code to provide clarity, consistency, and reduce ambiguity related to any nonconforming structures, uses, and lots in the City. |

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| GOALS | PROGRAMS |
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| | <p>c. CA 11-003, an amendment to Tustin City Code by providing a reasonable accommodation procedure for individuals with disabilities to ensure equal access to housing and to facilitate the development of housing for individuals with disabilities in accordance with the federal Fair Housing Amendments Act, California's Fair Employment and Housing Act, and to implement the State's required program identified in the City's Housing Element.</p> <p>d. CA 11-004, an amendment to Tustin City Code Sections 5502 and 9267 by modifying a three-foot wide landscape area requirement between the driveway areas and the adjacent side property lines and setting forth synthetic turf standards.</p> <p>e. CA 11-006, an amendment to Tustin City Code to establish body art facilities, including tattoo establishments, as permitted uses within the City of Tustin Retail Commercial (C-1), Central Commercial (C-2), Heavy Commercial (C-3), and Commercial General (CG) Zoning Districts, subject to operational requirements, and establish that all body art practitioners practicing at such facilities shall be licensed.</p> <p>f. Grading and Excavation Urgency Ordinance, an Urgency Ordinance to clarify the intent of the applicable Grading and Excavation Ordinance contained in the Tustin City Code for the preservation of the public peace, health, and safety.</p> <ul style="list-style-type: none"> • Subdivision Code: The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within or partially within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing the official approval of the City. During the reporting period, the City processed two (2) Parcel Maps. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> Planning Commission as the Historic Resources Committee: The City Council adopted an Ordinance appointing the Planning Commission as an advisory body to the City Council on all matters relating to historic and cultural resources, including without limitation, matters affecting the establishment of a Cultural Resource District, designation of Cultural Resources, and as a liaison between residents, property owners, and the City Council within a Cultural Resources District. The Planning Commission continues to act in this role. |
| | <ul style="list-style-type: none"> Design Review Process: The City encourages and promotes high quality design and physical appearance through the Design Review process. During the reporting period, a total of ten (10) Design Review applications were processed. |
| | <ul style="list-style-type: none"> Office of the Zoning Administrator: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission for minor projects defined in Tustin City Code Section 9299. During the year, a total of nine (9) applications were considered by the Zoning Administrator. |
| | <ul style="list-style-type: none"> Code Enforcement Program: <ol style="list-style-type: none"> A total of 422 code enforcement cases were opened in 2011; the majority of which have been resolved. Code Enforcement officers worked actively with the community to address property maintenance and nuisance abatement regulations and standards. Code Enforcement works with other agencies in abating substandard housing conditions such as hoardings, illegal conversion of garage to living units, lack of health and safety minimum standards, etc. Code Enforcement officers, Police Safety Officers (PSOs) and the City's graffiti removal contractor actively responded to and removed a total of |

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| GOALS | PROGRAMS |
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| | <p>4,537 graffiti reports. The implementation of the Countywide Tracking and Automated Graffiti Reporting system or “TAGRS” has enabled City staff and police personnel to tract graffiti, calculates costs of removal, and ultimately prosecuting graffiti crimes. In 2011, 56 arrests were made by the Tustin Gang Unit and patrol officers.</p> <p>4. In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 73 Water Quality inspections on commercial and industrial sites throughout the City.</p> <p>5. On a weekly basis, Code Enforcement Officers respond to unpermitted temporary signs throughout the City. Proactive efforts from Code Enforcement to inform residents and businesses have helped minimize the number of unpermitted signs.</p> <p>6. Code Enforcement, is part of the Neighborhood Improvement Task Force (NITF) which is a committee based on a community governance work ethic where the Police Department works in partnership with other city departments, including Code Enforcement, to reduce crime, increase the sense of safety and security within the City. Last year, the NITF was awarded the Awards 40 through OC Human Relations for the Alliance Avenue community project. This year, NITF has been coordinating a community project at Carfax and Del Amo. The project includes the rehabilitation efforts through Police, Code Enforcement and other City and Agency services to improve the neighborhood. A brief presentation will be included.</p> <p>7. In conjunction with the City’s Community Development Block Grant program, the Code Enforcement officers work with Fair Housing providers in educating residents of their equal housing rights through workshops, open houses, tenant/landlord dispute resolutions, fair housing counseling, etc.</p> |

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| GOALS | PROGRAMS |
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| | <p>8. The shopping cart containment requirements have been in effect since February 17, 2009. Code Enforcement has full compliance with retailers that are subject to the requirements. In some instances, Code Enforcement Officers had to open cases to enforce the ordinance with existing retailers, but overall there has been a significant reduction in abandoned carts throughout the City.</p> <p>9. The administrative citations program has continued to assist Code Enforcement Officers and Police Officers in resolving code violations in a timely manner. A link on the City's website provides information and access to online payment information for the public. Thirty-seven citations were issued in 2011 with substantial compliance obtained through the process.</p> |
| | <ul style="list-style-type: none"> • Alcoholic Beverage Sales Guidelines: The City continues to implement the Alcoholic Beverage Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption. |
| | <ul style="list-style-type: none"> • Home Occupation Ordinance: The City continues to allow for home occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts. |
| | <ul style="list-style-type: none"> • Joint Use Parking Ordinance: The City continues to allow for joint use parking within sites with multi-tenants. The joint use parking provisions would allow parking facilities to be used jointly for non-residential uses with significantly different peak hours of operation. |
| | <ul style="list-style-type: none"> • Neighborhood Plans. See Land Use Goal 1. |

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| GOALS | PROGRAMS |
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| GOAL 3: Ensure that new development is compatible with surrounding land uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources. | <ul style="list-style-type: none"> • General Plan Amendment: (See Land Use Element Goal 1 for description) |
| GOAL 4: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses. | <ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description) <ul style="list-style-type: none"> • Tustin Pride Program: The City continues to support the Tustin Pride Committee to promote a cleaner, healthier, and safer community. The Tustin Pride Committee is a voluntary organization; its purpose is to promote public interest in the general improvement and/or maintenance of the environment of Tustin, to initiate, plan, direct, and coordinate programs to "expand community pride through projects and community action – to promote a cleaner, healthier, safer, more beautiful Tustin." |
| | <ul style="list-style-type: none"> • Redevelopment Agency Programs: As a result of the passage of AB1X 26 and 27 in late June and subsequent State Supreme Court actions in August, the Community Redevelopment Agency was precluded from entering into agreements for commercial rehabilitation and residential rehabilitation. In addition, the updates to the Housing Rehabilitation Program and the Commercial Rehabilitation Program that the Agency had prepared were placed on hold until the Court issued a ruling. In late December, the State Supreme Court rulings on AB1X 26 and 27 eliminated Redevelopment Agencies and began the dissolution of the program. <p>The Agency prepared monthly foreclosure reports to all City operating departments in order to monitor and keep City sensitive to the implications on property conditions and blight as a result of the foreclosure activity associated</p> |

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| GOALS | PROGRAMS |
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| | <p>with the more recent economic downturn in the residential and commercial markets.</p> <p>With the dissolution of the Redevelopment Agency, the City will experience some adverse affects on implementing programs due to a lack of funding.</p> <p>On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing.</p> <p>As a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City and Agency's Affordable Housing Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing affordable housing supply.</p> |
| | <ul style="list-style-type: none"> • National Pollutant Discharge Elimination System (NPDES): The City participates in the countywide efforts to minimize unwarranted discharge water into the regional water system. The City requires the review and approval of a Water Quality Management Plan for applicable projects to ensure no unwarranted discharge water enters into the regional water system. |
| GOAL 5: Revitalize older commercial, industrial, and residential uses and properties. | <ul style="list-style-type: none"> • Cultural Resources District Ordinance: The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolition of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of fifteen (15) Certificates were issued between January 1, 2011, and December 31, 2011. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> • First Street Specific Plan: At the request of the Planning Commission, staff evaluated the existing First Street Specific Plan and prepared materials for a workshop to generate Planning Commission questions, input, and comments on the matter. During the report period, one public meeting was conducted to inform the public about the current Specific Plan and gather public input. |
| | <ul style="list-style-type: none"> • Mills Act: Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently sixteen (16) properties in Tustin participate in the Mills Act program. |
| | <ul style="list-style-type: none"> • Redevelopment Agency Programs: (See Land Use Element Goal 4 for description) |
| GOAL 6: Improve urban design in Tustin to ensure development that is architecturally and functionally compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts. | <ul style="list-style-type: none"> • Historic Plaque Program: The City established a plaque program to recognize historically significant structures located within the Cultural Resources District. To date, fifty (50) plaques have been assigned to structures within the District. |
| | <ul style="list-style-type: none"> • Neighborhood Plans (See Land Use Goal 1 for description). |
| | <ul style="list-style-type: none"> • First Street Specific Plan (See Land Use Goal 5 for description). |
| GOAL 7: Promote expansion of the City's economic base and diversification of economic activity. | <ul style="list-style-type: none"> • Home Occupation Ordinance (See Land Use Element Goal 2 for description). |
| | <ul style="list-style-type: none"> • Building Permit and Plan Check Fee Waiver: On July 19, 2011, the City Council approved a policy for construction fee waivers. The policy applies to |

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| GOALS | PROGRAMS |
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| | <p>building plan check and permit fees for new improvements and additions to existing developments. A total of \$400,000 in building permit fee waivers was authorized. During 2011, a total of \$257,936.52 of building permit and plan check fees were waived.</p> <ul style="list-style-type: none"> • Business License: Issued about 5,000 business license renewals; issued 488 new business licenses (in-city); issued 559 new business licenses (out of city); collected approximately \$297,350 in business license revenue. The City Council adopted Resolution No. 11-54 that approved business license fee waivers, and in 2011, a total of \$30,206.00 in fees was waived. A total of 320 Mayor's letters welcoming new businesses to Tustin were mailed out in 2011. |
| | <ul style="list-style-type: none"> • Tustin Legacy Disposition Strategy: Staff commenced implementation of the “Disposition Strategy for the Former Master Developer Footprint at Tustin Legacy” by initiating the process for early development opportunities for four Development Packages. In the first stage, a solicitation and interview process was completed for each of the Disposition Packages to narrow the selection process to the three development entities most qualified for each of the Disposition Packages. The second stage of the process requested proposals from each of the development entities for the selection of the single most qualified development entity for each of the Disposition Packages. |
| | <ul style="list-style-type: none"> • Tools for Business: The City added a new feature for businesses, ‘Tools for Business’, on the City’s website. ‘Tools for Business’ provides an array of information and services for businesses and potential entrepreneurs. Visitors to the site can learn about the forms needed to comply with federal and state laws, loans and financing programs, how to market globally, disaster planning and recovery, making sustainable business decisions, and much more. • Commercial Leasing Availability: The City added a Commercial Property Search feature to the City’s website. The site only lists Tustin properties and users can define search parameters to distinguish between office, retail and industrial properties and “For Sale” and “For Lease” properties. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> • Business Outreach Visits: The City and the Tustin Chamber of Commerce conducted five (5) joint business outreach visits to Tustin businesses. In 2012, the goal is to increase the number of visits to 20 – 25 businesses. |
| | <ul style="list-style-type: none"> • Neighborhood Plans. (See Land Use Goal 1 for description) |
| | <ul style="list-style-type: none"> • Access to Public Parking. The Agency initiated discussions on design alternatives to provide additional access to public parking spaces reserved in the Steven's Square Parking Structure. In Addition, the Agency and Community Development Department are working with the City Attorney to address the current condition of the parking structure as well as on-going maintenance issues. The City Council approved a contract with an engineering firm to conduct a structural engineering assessment and provide a report identifying immediate repairs and associated costs necessary to bring the structure into compliance. <p>The City also provides free public parking at the Main Street Reservoir to promote expansion of the City's economic base and diversity of economic activity in Old Town and vicinity.</p> <ul style="list-style-type: none"> • Pacific Center East Project: <ul style="list-style-type: none"> ○ Land Acquisitions: The City completed acquisition of approximately 10 acres necessary to support a new eastbound ramp at Edinger Avenue and the SR-55 Freeway, and the Phase 1 extension of Newport Avenue south of Edinger Avenue to Valencia. The acquisition also included acquisition of approximately 24 acres of immediately adjacent vacant properties by the City which will significantly support the expansion and diversification of the City's future economic base. The Final Parcel Map was approved by City Council on April 19, 2011, facilitating clearer and more definitive boundaries for property to be conveyed to any future purchasers of City-owned land. |

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| | <ul style="list-style-type: none"> ○ Proposed Hotel Development: The City Council has approved a Disposition and Development Agreement for development of two (2) hotels (290 rooms) and approximately 16,000 square feet of restaurant/retail/conference space on several parcels located within the Pacific Center East Project. Applications for development of the hotel site have been submitted and are being reviewed. |
| | <ul style="list-style-type: none"> ● Local Agency Military Base Recovery Area (LAMBRA). The City Council approved the LAMBRA Hiring Tax Credit Processing Fee. The Agency developed marketing materials in preparation for mailing out updated LAMBRA information in January 2012 to all businesses located within the LAMBRA. The Agency continued to respond to periodic inquiries from tax consultants representing potential and existing businesses. |
| GOAL 8: Ensure that necessary public facilities and services are available to accommodate development proposed on the Land Use Policy Map. | <ul style="list-style-type: none"> ● New Library: Construction was completed on a new 32,000 square foot library. The library is now open to the public. The library courtyard also serves as public spaces to accommodate various civic and community events. Additional of 155 parking spaces are provided for public convenience. ● Pre-application Conferences Procedures: The City utilizes procedures for pre-application conferences and processing procedures to expedite permit processing. |
| | <ul style="list-style-type: none"> ● Permit Processing and Coordination Procedures: The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies. |
| | <ul style="list-style-type: none"> ● Tustin Family and Youth Center: In 1996, the City rehabilitated an existing commercial site to accommodate a youth center. This youth center now |

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| GOALS | PROGRAMS |
|---|--|
| | provides a variety of affordable youth programs to low-income residents. |
| GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural environment. | <ul style="list-style-type: none"> Natural Communities Conservation Program: The City participates in the countywide Natural Communities Conservation Program in protecting natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines. |
| GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses. | <ul style="list-style-type: none"> Park Development, Improvements and Maintenance Program: The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. Please refer to Open Space, Conservation, and Recreation Element Goal 17 for description. Meyer's Building: The City approved a mixed use project consisting of retail, offices, and a residential unit on a vacant land in Old Town to encourage unique pedestrian environment and diverse mix of goods, services, and uses. The project is nearing completion. |
| GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses. | <ul style="list-style-type: none"> 195 El Camino Real: City staff is currently processing a Design Review application for this property. The property owner is proposing a new 2-story commercial building. Edinger Avenue and Newport Avenue improvements within the Pacific Center East Specific Plan: The City has completed design improvements and acquired right-of-way for the extension of Newport Avenue and widening of Edinger Avenue consistent with the Circulation Plan identified in the Pacific Center East Specific Plan. The Edinger Avenue street widening is completed as well as the Newport Avenue realignment project south of Edinger. Tustin Gateway Project: The City retained a landscape consultant to prepare streetscape and landscape plans in the public right-of-way to improve |

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| GOALS | PROGRAMS |
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| | <p>pedestrian traffic through the use of landscaping and sidewalks, introduce directional signage, and tie the land uses adjacent to the roadways through common landscape and signage elements.</p> <ul style="list-style-type: none"> • Pacific Center East (See Land Use Element Goal 7 for a further description). |
| GOAL 12: Maintain the semi-rural and low-density character of North Tustin. | <ul style="list-style-type: none"> • North Tustin: The City would not have land use authority within the North Tustin area until these areas are annexed to the City. However, North Tustin is within the City's sphere of influence and recently LAFCO approved an expansion of the City's Sphere of Influence in North Tustin. Accordingly, the City will update the General Plan in the future to reflect the new sphere of influence boundary. |
| GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical importance. | <ul style="list-style-type: none"> • John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue): All 376 units are completed. • John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue): All 189 homes are completed. • Columbus Square/Columbus Grove: Approximately 2,024 permits have been issued between the two communities. 1,782 homes (units) have been approved for occupancy. The remaining communities (Ainsley Park, Mirabella and Augusta) are currently underway. • Coventry Court Senior Housing: The City Council approved a modification of the senior project changing the tenure from for-sale units to apartments given the market constraints in selling the original for sale units. In accordance with the change in tenure, the former Agency prepared a First Amendment to the Coventry Court Housing Affordability Agreement with Lennar and developed an Affordability Regulatory Agreement for the new applicant, Tustin Coventry Seniors, LP. The Coventry Court Apartments for active seniors ages 55+ is currently under construction. This project will consist of 240 one and two-bedroom apartments with 153 of those income-restricted to Very Low, Low and Moderate Income qualifying senior households. The Agency has |

Table 3
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| GOALS | PROGRAMS |
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| | <p>also supported a request by Tustin Coventry Seniors, LP to apply for multi-family revenue bonds through California Statewide Communities Development Authority and tax credits through the Tax Credit Allocation Committee. Tustin Coventry Seniors, LP was successful with both applications.</p> <ul style="list-style-type: none"> • South Orange County Community College District (SOCCCCD): Phase I of the SOCCCCD Advanced Technology Education Park (ATEP) has been completed and is currently offering classes. The Concept Plan for Phase 3A was approved by the City on July 26, 2010, authorizing up to 305,000 square feet of educational uses. Demolition of nearly all of the former military structures is nearing completion; demolition of the balance of the site (including Hangar 524 and Building 26) is anticipated to commence by Spring 2012. Development plans for future phases of the site have yet to be identified or submitted to the City. • Rancho Santiago Community College District: The Sheriff's training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site. • Orange County Rescue Mission's Village of Hope (Lansdowne/Valencia): A 192-bed transitional home for the homeless at Tustin Legacy operated by the Orange County Rescue Mission has been operating since. • The District at Tustin Legacy/Vestar (Barranca Parkway and Jamboree Road): Construction of the one million square-foot Class A retail center is complete with the exception of certain adjacent infrastructure improvements. On October 21, 2010 the City and Vestar entered into a Fifth Disposition and Development Agreement (DDA) amendment and Fifth Amendment to the Infrastructure and Payment Agreement deferring the construction of certain storm drain related infrastructure improvements within Barranca Parkway and Warner Avenue from June 15, 2010 until grading activities adjacent to the site occur, but in any event no later than June 15, 2015. The issuance of the Tustin Ranch Road rough grading permit in August 2011 triggered Vestar's requirement to construct the Warner Avenue storm drain improvements. |

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| | <p>Construction is expected to commence in Spring 2012.</p> <ul style="list-style-type: none"> County of Orange Tustin Family Campus (15405 Lansdowne Road): The multi-treatment campus which includes four (4) stand-alone residential homes at 4,733 square feet each; three (3) two-story residential buildings, each 8,430 square feet; a 12,224 square foot, two-story campus service center; and a 1,000 square foot maintenance building for a total of 57,446 square feet of building area with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth operated by the Orange County Social Services Agency has been operating since. Master Development Site: The City and the former Master Developer, Tustin Legacy Community Partners, LLC (TLCP) entered into a Disposition and Development Agreement (DDA) in April 2006 which was subsequently amended in March 2007 and in June 2007. The DDA identified the terms of development of an approximate 820 acre footprint at Tustin Legacy and the City's sale of the property to TLCP, which resulted in conveyance of the first of four phases of property from the City to TLCP in 2007; however, TLCP defaulted on its obligations per the DDA, and the DDA was terminated on July 6, 2010. As a consequence, title to the Phase 1 property was transferred back to the City on August 5, 2010. On April 25, 2011, the City Council adopted a Disposition Strategy with the City assuming the role of Executive Master Developer by subdividing the former master developer site into development packages that will be acquired and developed by private sector developers including on-site and off-site infrastructure improvements. Staff commenced implementation of the Disposition Strategy by initiating the process for early development opportunities for four Disposition Packages. In Stage 1, a solicitation and interview process was completed for each of the Disposition Packages to narrow the selection process to the three development entities most qualified for each of the Disposition Packages. The second stage of the process requested proposals from each of the development entities for the selection of the single most qualified development entity for each of the Disposition Packages. |

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| GOALS | PROGRAMS |
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| | <p>Prior to termination of the DDA, TLCP completed the following work:</p> <ul style="list-style-type: none"> ○ Neighborhood E: Concept Plan for potential development of approximately 1,267,324 square feet of non-residential uses that encompasses Phases 1 and 2 of Neighborhood E. Phase 1 includes a total of 318,600 square feet of general office uses and 287,000 square feet of R&D flex/light industrial uses. Phase 2 includes 319,675 square feet of general office uses; 93,920 square feet of R&D flex light industrial use; 229,997 square feet of office park use; and, 18,132 square feet of neighborhood commercial (mixed use). Design Review 07-011 for Phase 1 development for nine (9) new office buildings on 29.44 acres was approved on January 18, 2008, by the Community Development Director. TLCP submitted construction of this office complex for first plan check; however, no follow up re-submittal was processed. On January 18, 2011, the City approved Final Map No. 17144, which defined parcels for various land uses for conveyance purposes only for Neighborhood E. ○ Neighborhoods D and G: Concept plans for Neighborhoods D and G along with the associated tract map were submitted for City review but TLCP did not respond to City comments and corrections. A majority of site demolition has been completed and mass grading continued on the site until TLCP halted activity in 2009. The City approved Final Tract Map No. 17404 on September 20, 2011, which refined parcels for various land uses for conveyance purposes only. <p>HOUSING ELEMENT</p> <p>The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. HCD Table C provides implementation status of programs identified in the Housing Element (Appendix A)</p> |

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| GOALS | PROGRAMS |
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| <p>CIRCULATION ELEMENT</p> <p>The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:</p> | <ul style="list-style-type: none"> • Capital Improvement Program (CIP): The City utilizes a seven (7) year Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. The program consists of a systematic approach to maintenance and capacity enhancements of the City's transportation system. • GOAL 1: Provide a system of streets that meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system. • Orange County Master Plan of Arterial Highways (MPAH): The City has adopted the Orange County Master Plan of Arterial Highways which addresses and future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program, the City performed the following: <ol style="list-style-type: none"> 1. Continued design for the extension of Newport Avenue to connect with Edinger Avenue from its cul-de-sac north of the Santa Ana-Santa Fe Flood Channel. This includes a grade separation with the OCTA/SCRRA Railway. It also provides an additional major north-south link in the MPAH. 2. Continued study of alternative designs for the grade separation of Red Hill Avenue at the OCTA/SCRRA Railway for purposes of transportation |

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| GOALS | PROGRAMS |
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| | <p>efficiency and safety.</p> <p>3. Construction of Phase I of Tustin Ranch Road between Warner Avenue and Walnut Avenue is currently in progress completing the arterial as planned and designated by the General Plan.</p> |
| <p>GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities while minimizing the negative impacts throughout the City.</p> | <ul style="list-style-type: none"> • Truck Routes System: The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities. |
| <p>GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.</p> | <ul style="list-style-type: none"> • Regional Transportation Improvements Program: The City works closely with the Regional Transportation Agency (OCTA), Southern California Association of Governments (SCAG), and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to increase capacity on the SR-55 Freeway, increase transportation capacity between Orange County and Riverside County, and increase North-South Transportation capacity within Orange County. |
| | <ul style="list-style-type: none"> • Congestion Management Program (CMP): Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> Local Signal Synchronization Plan (LSSP): Under the guidelines of the OCTA Regional Traffic Signal Synchronization Program, the City has adopted a Local Signal Synchronization Plan (LSSP) on December 7, 2010, that supports a multi-agency, corridor-based approach to optimize traffic signal timing. By adopting the LSSP, the City is now participating in the Regional Traffic Signal Synchronization Program known as Project P. Under Project P traffic signal equipment upgrades, interconnect cable and coordination can be funded from Measure M2 with a twenty percent local match. <p>On April 5, 2011, the City Council approved Tustin's participation in submitting applications to OCTA for Project P funding of synchronization projects on Jamboree Road, Warner Avenue and Tustin Avenue, which were subsequently approved by OCTA. On December 2, 2011, the City Council approved submittal of an application for a synchronization project on First Street.</p> <ul style="list-style-type: none"> Tustin Ranch Road: Road extension from Warner Avenue to Walnut Avenue. The City has obtained the necessary funding and commenced rough grading and storm drain construction activities in August 2011. The balance of the project is expected to commence in Spring 2012 and completed by late 2013. |
| GOAL 4: Maximize the efficiency of the circulation system through the use of transportation management and management strategies. | <ul style="list-style-type: none"> Traffic Signal Coordination Program: The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions and Caltrans to facilitate the orderly progression of regional traffic. Traffic Signal Installations and Modifications: The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. The Public Works Department regularly implements traffic signal timing modifications to respond to variations in traffic volumes and patterns. The City recently installed a modified traffic signal at Prospect Avenue/Beneta Way and Amaganset Way. |

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| GOALS | PROGRAMS |
|-------|---|
| | <ul style="list-style-type: none"> Commuter Rail Station: The City has constructed a MetroLink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. In cooperation with the City, OCTA recently completed design and construction of a parking structure to accommodate parking demands as MetroLink service expands. The City is also working with the OCTA under its GO LOCAL program to enhance transit service to the station, which could include a bus service to Old Town Tustin and the Civic Center. |
| | <ul style="list-style-type: none"> Staggered Work Hours: The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours. |
| | <ul style="list-style-type: none"> Quiet Zone: The improvements required for establishment of a Quiet Zone are complete at the Red Hill Avenue railway crossing. On March 24, 2011, the Red Hill Avenue Quiet Zone became official. Within a Quiet Zone train operators will still blow horns when there is a safety concern. However, initially some train operators continued to blow their horns because they did not appear to be aware of the new Quiet Zone. This resulted in numerous complaints from residents. Meetings were held with the train operators and the complaints have substantially diminished over time. |

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| GOALS | PROGRAMS |
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| GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel. | <ul style="list-style-type: none"> • Bus Service: The City works closely with OCTA to provide local and express bus service to the community. The City continued a cooperative effort with designs to enhance ADA access to bus stops. Under the OCTA, GO LOCAL program, the City of Tustin is studying enhanced transit access to the Tustin Rail Station. Also, local circulations (possibly in the form of a "trolley") will be studied to enhance transit access to various areas if the City. |
| | <ul style="list-style-type: none"> • Bus Shelters and Bus Bench Program: The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities become available for their implementation. |
| GOAL 6: Increase the use of non-motorized modes of transportation. | <ul style="list-style-type: none"> • Bus Turnouts: The City reviews development plans and identifies locations for the installation of bus turnouts on arterial roadways. It also ensures bus turnouts are included where applicable on new roadway construction and widening. The City continues to coordinate the design and implementation of new bus turnout locations at Tustin Legacy with OCTA and the development community. • Pedestrian Path between Dow Avenue and Metrolink Station: The pedestrian path connecting industrial business complex to Metrolink Station designed and constructed by the Orange County Transportation Authority is complete. The pedestrian path is now open to commuters working within the adjacent industrial park. The path features new LED street lighting. • Regional Hiking and Biking Trail System: The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths. • Orange County Master Plan of Bikeways: The City supports and coordinates the development and maintenance of bikeways. On December 6, 2011, the City adopted the 2009 Orange County Transportation Authority Commuter |

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| GOALS | PROGRAMS |
|---|--|
| GOAL 7: Provide for well-designed and convenient parking facilities. | <ul style="list-style-type: none"> • Parking Facilities: Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities and other provisions to improve the effectiveness of City parking codes and ordinances. Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities. In cooperation with the City, OCTA recently completed construction of a parking structure to accommodate parking demands as MetroLink service expands. The new parking structure at the MetroLink station accommodates 825 parking spaces. • Development Review and Parking Requirements: The City monitors development to ensure sufficient off-street parking for all land use decisions. |
| GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and area wide basis. | <ul style="list-style-type: none"> • Measure M and Proposition 111: The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M and Proposition 111. • Transportation System Improvement Program (TSIP): The City requires participation in applicable transportation fees in the TSIP areas, which enables transportation improvements to be funded on a fair share basis by the development community. • Major Bridge and Thoroughfare Fee Program: The City requires and collects applicable fees from development to provide for regional transportation improvements through this program. |

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| GOALS | PROGRAMS |
|---|---|
| CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT | <p>The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population.</p> |
| | <p>Air quality has been included as a sub-element to the Tustin Conservation/Open Space/Recreation Element. The purpose of the Air Quality Sub-element is to reduce current and projected emission levels through stationary source control measures; mobile source, transportation and land use control measures; and energy conservation measures. The following is a listing of all Conservation/Open Space/Recreation Element goals and implementation measures:</p> |
| GOAL 1: Reduce air pollution through proper land use, transportation, and energy use planning. | <ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description) |
| GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance. | |
| GOAL 3: Reduce particulate emissions to the greatest extent feasible. | <ul style="list-style-type: none"> • Regional Transportation Improvements Program (See Circulation Element Goal 3 for description) |
| GOAL 4: Reduce emissions through reduced energy consumption. | <ul style="list-style-type: none"> • AB 2766 Subvention Funds: 2010-11 and 2011-12 AB 2766 funds have been allocated for commuter rail station parking structure maintenance. • Regional Transportation Improvements Program (See Circulation Element Goal 3 for description) |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> Energy Efficiency Rebate Program: The Building Division with Public Works Department obtained approval of \$70,000 for reimbursement of permit and plan check fees of improvements that meet the energy savings standards. A total of 28 homeowners and 2 non-residential projects applied and a total of \$16,707 has been rebated. Aside from residential energy efficiency improvements, the City's Columbus Tustin Gym and REI completed the installation of solar panels reducing emission through reduced energy consumption. |
| GOAL 5: Protect water quality and conserve water supply. | <ul style="list-style-type: none"> Pine Tree and Pepper Tree Re-lamping: Using the Community Development Block Grant funds, two parks have been re-lamping with energy efficient lamps. Additional re-lamping for Frontier Park will also be completed in 2012. National Pollutant Discharge Elimination System (NPDES): (See Land Use Element Goal 4 for description) Citrus Ranch Park Irrigation Control: This neighborhood park features an automated reclaimed water system controlled by a computerized weather station which will ensure the efficient use of water resources for the entire park site, including the lemon tree orchard. Water Efficiency Ordinance: In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. Water Quality Inspections: In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, Code Enforcement officers performed 73 Water Quality inspections on commercial and industrial sites throughout the City. Water Conservation Programs: The following are activities undertaken during 2011: <ul style="list-style-type: none"> ✓ Water Audit program for large residential properties who wish to get a |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> ✓ custom water use assessment. |
| | <ul style="list-style-type: none"> ✓ Various rebate programs such as: SmarTimer(irrigation timers), High Efficiency Toilet, High Efficiency Clothes Washer Program, Rotating Nozzle, Commercial Plumbing Fixture Rebate |
| | <ul style="list-style-type: none"> ✓ Education: Yearly water education poster and slogan contest for Tustin Unified School District and Water Hero. The Public Works Department also participated in the Tustin Tiller Day by providing educational materials at the information booth. |
| GOAL 6: Identify, designate, and preserve significant or unique riparian habitats. | <ul style="list-style-type: none"> • Natural Communities Conservation Program (See Land Use Element Goal 9 for description) |
| GOAL 7: Conserve and protect natural plan and animal communities. | <ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description) |
| GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils. | <ul style="list-style-type: none"> • Hillside Review Procedures: (See Housing Element Goal 6 for description) |
| GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and long-term community values. | <ul style="list-style-type: none"> • Citrus Ranch Park: (See Land Use Element Goal 8 for description) |
| GOAL 10: Reduce solid waste produced within City. | <ul style="list-style-type: none"> • Source Reduction Recycling Element: The City attained the state required 50 percent waste diversion for the years 2006-2010. The City's solid waste contract contains commercial and multifamily programs which have significantly increased the City's recycling rate. |

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| GOALS | PROGRAMS |
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| | <ul style="list-style-type: none"> Recycling and Waste Management Plan: The City requires project applicants to demonstrate the availability of recycling facilities for project sites. The City also requires all construction and demolition project applicants valued at \$50,000 or more to submit a Waste Management Plan which demonstrates 50 percent recycling prior to issuance of a building or demolition permits. |
| | <ul style="list-style-type: none"> Solid Waste Contract: The City's solid waste contract, which began in 2007, requires the contractor to recycle at least 50 percent of the waste collected in the City |
| | <ul style="list-style-type: none"> Household Hazardous Waste: The City encourages residents to utilize the County's free Household Hazardous Waste (HHW) facilities to dispose of Electronic Waste, Universal Waste, Household Chemicals, Paints and Pesticides. The City's waste hauler collects certain materials for a free and others for a fee. The City also conducts a free annual HHW collection event for residents. |
| GOAL 11: Conserve energy resources through use of available energy technology and conservation practices. | <ul style="list-style-type: none"> Conservation of Energy within City's Parks: The Parks and Recreation Department monitors the sports field lighting and tennis court lighting usage within city parks with schedules, timers and on-site personnel. |
| | <ul style="list-style-type: none"> Park Lighting: New energy efficient LED fixtures were installed along walkways at Pine Tree, Peppertree and Frontier Parks. The parking lot lights at the Tustin Area Senior Center are also LED fixtures. |
| | <ul style="list-style-type: none"> LED Traffic Signal Program: The City replaced red and green traffic signal lights with LED's (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per hour per year. All existing red and green signals have been replaced and only LED's are installed at new traffic signals. |
| | <ul style="list-style-type: none"> Solar Panels: During the reporting period, the City issued twenty-two (22) solar |

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| | <p>panel permits. New solar panels were installed on the roof of the Columbus Tustin Activity Center, which provide all the necessary electricity for the facility.</p> <ul style="list-style-type: none"> • Energy Efficiency Rebate Program: (See Conservation, Open Space, and Recreation Element Goal 4 for description) |
| | <ul style="list-style-type: none"> • Water Conservation Programs: (See Conservation, Open Space, and Recreation Element Goal 5 for description) |
| GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features. | <ul style="list-style-type: none"> • Historic Plaque Program: (See Land Use Element Goal 6 for description) |
| | <ul style="list-style-type: none"> • Cultural Resources District Ordinance: (See Land Use Element Goal 5 for description) |
| | <ul style="list-style-type: none"> • Mills Act: (See Land Use Element Goal 5 for description) |
| GOAL 13: Preserve Tustin's archeological and paleontologic resources. | <ul style="list-style-type: none"> • Discretionary Actions: (See Land Use Element Goal 1 for description) |
| GOAL 14: Encourage the development and maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of existing and future residents in the City of Tustin. | <ul style="list-style-type: none"> • Park Improvement Plan - Staff worked with the Community Services Commission to update the Seven Year Capital Improvement Program to help guide the park related efforts of the Parks and Recreation Department. • Fields Usage: The Parks and Recreation Department conducted two youth sports field allocations meetings (June and December 2011) to ensure equitable and balanced field usage by local leagues and programs. • Playgrounds – The intermediate playground equipment at Centennial Park was replaced in June 2011. A new playground feature was also installed at the McFadden Pasadena Parkette in December 2011. |

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| | <ul style="list-style-type: none"> Tustin Legacy Park – Staff continued to work with the landscape architectural firm (MLG) to identify site related issues and continue moving forward to complete the master plan for the park. |
| | <ul style="list-style-type: none"> MCAS Specific Plan: (See Land Use Element Goal 13 for description) |
| | <ul style="list-style-type: none"> Park Development, Improvements, and Maintenance Program: (See Land Use Element Goal 9 for description) |
| | <ul style="list-style-type: none"> Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description) |
| | <ul style="list-style-type: none"> Discretionary Actions: (See Land Use Element Goal 1 for description) |
| GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities. | <ul style="list-style-type: none"> MCAS Tustin Specific Plan: (See Land Use Element Goal 13 for description) |
| | <ul style="list-style-type: none"> Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description) |
| GOAL 16: Provide a range of informal opportunities and organized recreational, cultural, sports, and life enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in leisure activities. | <ul style="list-style-type: none"> Events - The Parks and Recreation Department produced several free community events at various locations around Tustin; "Spring Egg Hunt" at Columbus Tustin Park, "Youth Track Meet" at Tustin High School, "Cinco de Mayo" celebration at the Tustin Family and Youth Center, "Street Fair and Chili Cook off" in Old Town, "Concerts in the Park" series at Peppertree Park, "Movies in the Park" series at various park sites, "July 4th Celebration and Fireworks show" at Tustin High School, "Broadway in the Park" at Peppertree Park, "Tustin Tiller Days and Parade" at Columbus Tustin Park, "Old Town Art Walk" in Old Town Tustin, "Halloween Howl" at the Columbus Tustin gymnasium and "Christmas Tree Lighting" at the Library Courtyard. Recreation programs and camps - The City's Park and Recreation |

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| | <p>Department coordinated many recreation programs benefiting residents such as a pre-school, summer youth and teen day camps, sports camps, senior programs, holiday programs, teen dances, adult sports, and after-school programs. New for 2011 was the addition of Saturday hours for a free drop-in program at the Tustin Family & Youth Center.</p> <ul style="list-style-type: none"> • Educational classes and life enrichment - During the reporting year, the Parks and Recreation Department coordinated a variety of educational, sports, fitness and special interest classes for all ages. <p>• Senior Center Programs – Tustin Area Senior Center opportunities included a vast array of classes and activities in areas such as computers, personal enrichment, fitness and health and wellness. Other life enrichment activities included excursions, seminars and social events. Funding from both OCTA and the Orange County Office on Aging is used to transport home-bound seniors to medical appointments and grocery shopping as well as to the Center to engage in the opportunities.</p> <p>• Tustin Family Youth Center Programs - The Tustin Family Youth Center continued offering a variety of human services in addition to a recreational pre-school, after-school program, two summer programs and ongoing English as a Second Language (ESL) classes.</p> <p>• Other New Programs - Through collaboration with the local YMCA, new learn-to-swim classes were made available to the Tustin Community through the quarterly Tustin Today publication.</p> <p>• Tustin Family and Youth Center: (See Land Use Element Goal 8 for description)</p> <p>• CDBG, HOME, and other State and Federal Programs: The City allocated \$109,626 of CDBG grants in FY 2011-2012 to non-profit organizations carrying out public services activities.</p> <p>• Park and Recreation Programs: (See Conservation, Open Space, and</p> |

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| GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values are not unreasonably preempted, compromised, or prevented by neglect or short-term considerations. | <p>Recreation Element Goal 16 for description)</p> <ul style="list-style-type: none"> Frontier Park: The existing 9-hole disc golf course was revitalized with refurbished tee boxes and holes, and a redesigned score card. In addition, disc sets with bags were made available for free check-out at City Hall and the Tustin Youth & Family Center. Tustin Area Senior Center: The interior office doors were upgraded to fire-rated Dutch doors and all sink faucets were replaced with water efficient fixtures. Tustin Sports Park: Soccer fields were closed down for re-seeding as part of the annual maintenance program and the trellis outside the café was replaced. Columbus Tustin Activity Center: In addition to solar panels being installed on the roof of the Center, the interior and exterior of the Center was updated with new paint. In addition, the wood floors in gymnasium and classrooms were resurfaced as a part of the biannual maintenance program, which included painting new court lines for basket ball and volleyball. Tustin Family Youth Center: The interior and exterior of the building was painted. Citrus Ranch Park: City staff worked with a volunteer ad hoc committee to secure private funding for a mosaic art wall at the entry of the park. McFadden Parkette: A new playground feature was installed at the McFadden Pasadena Parkette in December 2011. Park and Recreation Programs: (See Conservation, Open Space, and Recreation Element Goal 16 for description) Park Development, Improvements, and Maintenance Programs: (See Land Use Element Goal 9 for description) |

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| GOALS | PROGRAMS |
|-------|--|
| | <ul style="list-style-type: none"> • Regional Hiking and Biking Trail System: (See Circulation Element Goal 6 for description). <p>GOAL 18: Ensure that the recreational goals and policies are pursued and realized in an organized, incremental, and cost-effective manner and consistent with the City of Tustin's financial resources and legal authorities and the appropriate responsibilities of other agencies, the private sector, and individual and group users.</p> <ul style="list-style-type: none"> • Strategic Plan: Parks and Recreation Department staff continued to operate under the new Mission, Vision and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction. During the reporting period the Parks and Recreation Department: <ul style="list-style-type: none"> ○ Parks and Recreation Department staff continued to operate under the new Mission, Vision, and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction. ○ Conducted mid-year budget staff meetings to evaluate and review department budget status. ○ Developed a new team-building initiative to promote excellence in customer service for department summer programs and services. ○ Organized and presented a comprehensive department in-service staff meeting to review policies and set goals for the summer season. ○ Constructed event promotional materials and secured corporate sponsors to provide financial donations to major special events. ○ Prepared and adopted parks and recreation budget and position control documents. ○ Conducted weekly staff meetings through-out the year to discuss and ensure department goals are realized in an organized and cost-effective manner. ○ The Parks and Recreation Department participated on the Police Department's Neighborhood Improvement Task Force (NITF) which was designed to open communication between departments and improve the quality of life in Tustin. |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|---|---|
| | <ul style="list-style-type: none"> Other Item: In July 2011, the Tustin Community Pride Committee coordinated an 'Angels in Tustin' project with approximately 15 community volunteers to help an elderly resident improve the landscaping in her front yard to a more attractive and maintenance free design. |
| | <ul style="list-style-type: none"> Park and Recreation Programs: (See Conservation, Open Space, and Recreation Element Goal 16 for description) |
| PUBLIC SAFETY ELEMENT | |
| | <p>The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:</p> |
| GOAL 1: Reduce the risk to the community's inhabitants from flood hazards. | <ul style="list-style-type: none"> National Flood Insurance Program: Disseminate flood zone information to the public and participate in the National Flood Insurance Program. The City is currently in the process of updating the City's code related to flood plain management. |
| | <ul style="list-style-type: none"> Hazard Mitigation Plan: The City analyzed the potential risks and identified mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan was considered by the City Council in the 2009 and approved by the City Council in June of 2009. The Water System Hazard Mitigation Plan will be updated in March 2012. |
| | <ul style="list-style-type: none"> Emergency Exercise: City will conduct an emergency exercise in March 2012 that focuses on City's response during a flood emergency. |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|--|--|
| | <ul style="list-style-type: none"> • Emergency Plan: City staff completed a new All Hazards Emergency Plan in January 2011, which identifies the functional responsibilities of City staff during an emergency and complies with the requirements of the National Response Plan, the National Incident Command System and the California Standardized Emergency Management System. |
| GOAL 2: Minimize risk from upstream dam failures. | <ul style="list-style-type: none"> • Flood Control: The City coordinates with the County on all flood control related issues. |
| GOAL 3: Reduce the risk to the community from geologic and seismic hazards. | <ul style="list-style-type: none"> • Hazard Mitigation Plan: (See Public Safety Element Goal 1 for description) |
| GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes. | <ul style="list-style-type: none"> • Fire Service Contract: The City contracts with the Orange County Fire Authority to provide fire services which include review of any development proposals and business operation that involve hazardous materials and waste to ensure the safety of the Tustin residents. OCFA is currently updating the 2008 Hazardous Materials Area Plan. • Fire Station: The City and Redevelopment Agency staff continued to work with OCFA staff and a design consultant in designing the future Tustin Legacy Fire Station at 15011 Kensington Park Drive to replace the existing Fire Station #37 located at 14901 Red Hill Avenue. The traffic signed on Edinger Avenue at Kensington Park Drive is being modified to accommodate the new fire station. |
| GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions. | <ul style="list-style-type: none"> • Fire Service Contract: (See Public Safety Element Goal 4 for description) |
| GOAL 6: Stabilize demand for law enforcement services. | <ul style="list-style-type: none"> • In-Building Public Safety Radio System Coverage: The City adopted new regulations requiring builders, owners, and developers of non-exempted new and planned construction of dense buildings and subterranean structures to field radio test and to install in-building coverage systems in areas of those buildings that impede effective public safety radio communications. |
| GOAL 7: Minimize the level of danger to life | <ul style="list-style-type: none"> • Emergency Exercise: While City has a very limited role in aircraft |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|---|--|
| and property from air operations and accidents. | operations, the City's Emergency Response staff continues to develop and participate in multi-hazard exercises to improve the City's response abilities/preparedness to include a variety of disaster scenarios. |
| GOAL 8: Improve the City's ability to respond to natural and man-made emergencies. | <ul style="list-style-type: none"> • Hazard Mitigation Plan: (See Public Safety Element Goal 1 for description) |
| GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster. | <ul style="list-style-type: none"> • Emergency Plan: (See Public Safety Element Goal 1 for description) • Flood Control: (See Public Safety Element Goal 2 for description). |
| NOISE ELEMENT | |
| <p>The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:</p> | |
| GOAL 1: Use noise control measures to reduce the impact from transportation noise sources. | <ul style="list-style-type: none"> • John Wayne Airport Noise Monitoring Program: The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise levels are within the Community Noise Equivalent Level (CNEL). • Discretionary Actions: Through review of development proposals, the City requires noise attenuations on projects affected by transportation noise sources including freeway related noise (see Land Use Element Goal 1 for description of discretionary actions). |
| GOAL 2: Incorporate noise considerations into land use planning decisions. | <ul style="list-style-type: none"> • John Wayne Airport Noise Monitoring Program: (See Noise Element Goal 1 for description). |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|--|--|
| | <ul style="list-style-type: none">• Discretionary Actions: (See Noise Element Goal 1 for description) |
| GOAL 3: Develop measures to control non-transportation noise impacts. | <ul style="list-style-type: none">• Property Maintenance Equipment Noise Ordinance: The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours. |
| | <ul style="list-style-type: none">• Discretionary Actions: (See Land Use Element Goal 1 for description) |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|--|---|
| GROWTH MANAGEMENT ELEMENT The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures: | <ul style="list-style-type: none"> • Growth Management Area Program: Under Measure M the City has participated in inter-jurisdictional coordination by addressing infrastructure concerns and by implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRA Railway grade separation (planning stage), Seventeenth Street over crossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (construction stage). All of the above projects improve inter-jurisdictional traffic flow and roadway capacity. |
| GOAL 1: Reduce traffic congestion. | <p>Under Renewed Measure M (M2), effective April 2, 2012, Growth Management Areas have been eliminated and replaced with Traffic Forums. Under this program, staff representatives from all Orange county Cities are required to meet in semi-annual roundtable sessions at which regional transportation issues are presented and discussed. Under the Traffic Forums primary interest has been placed on regional traffic signal synchronization under OCTA's Project P. On December 7, 2010, the City Council approved the local Signal Synchronization Plan (LSSP) in order to maintain eligibility for funding under Measure M2. The City's LSSP conforms to OCTA's Regional Traffic Signal Synchronization Master Plan.</p> <ul style="list-style-type: none"> • Traffic Signal Coordination Program: (See Circulation Element Goal 4 for description). |
| GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City. | <ul style="list-style-type: none"> • Measure M and Proposition 111: (See Circulation Element Goal 8 for description). |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|---|---|
| | <ul style="list-style-type: none"> • Growth Management Area (GMA) Program: (See Growth Management Goal 1 for description). |
| | <ul style="list-style-type: none"> • Regional Transportation Improvements Program: (See Circulation Element Goal 3 for description). |
| | <ul style="list-style-type: none"> • Orange County Master Plan of Arterial Highways: (See Circulation Element Goal 1 for description). |
| | <ul style="list-style-type: none"> • Congestion Management Program: (See Circulation Element Goal 3 for description). |
| GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion. | <ul style="list-style-type: none"> • Southern California Association of Governments (SCAG): The City is a member of SCAG and participates in the regional planning for the southern California area. During the reporting period, Mayor John Nielsen served on the SCAG Regional Council. • Orange County Transportation Authority: The City works closely with the Orange County Transportation Authority (OCTA) to implement regional transportation improvements and minimize impacts to Tustin. • Orange County Master Plan of Arterial Highways: (See Circulation Element Goal 1 for description). |
| | <ul style="list-style-type: none"> • Regional Transportation Improvements Program: (See Circulation Element Goal 3 for description). |
| | <ul style="list-style-type: none"> • Congestion Management Program (CMP): (See Circulation Element Goal 3 for description). |
| | <ul style="list-style-type: none"> • Measure M and Proposition 111: (See Circulation Element Goal 8 for description). |
| | <ul style="list-style-type: none"> • Growth Management Areas (GMA) Program: (See Growth Management Element Goal 1 for description). |

Table 3
2011 General Plan Progress Report

| GOALS | PROGRAMS |
|---|---|
| GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin. | <ul style="list-style-type: none">Jobs and Housing Balance: Through a variety of programs and services, the City strives to strengthen the economic base of the City by stimulating new investments and economic growth, create employment opportunities, and expand, preserve, and improve the City's supply of housing available to low- and moderate-income persons and families. |

APPENDIX A

HCD FORMS
(Government Code Section 65400)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

| | |
|------------------|-------------------------|
| Jurisdiction | City of Tustin |
| Reporting Period | 01/01/2011 - 12/31/2011 |

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

| | | | |
|------------------|----------------|---|------------|
| Jurisdiction | City of Tustin | | |
| Reporting Period | 01/01/2011 | - | 12/31/2011 |

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583. (c)(1)

| Activity Type | Affordability by Household Income | | | (4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
|-----------------------------------|-----------------------------------|-----------------|-------------|---|
| | Extremely Low-Income* | Very Low-Income | Total Units | |
| (1) Rehabilitation Activity | 3 | 3 | 3 | Rehabilitation of a four-plex |
| (2) Preservation of Units At-Risk | 145 | 132 | 277 | Continued Monitoring |
| (3) Acquisition of Units | | | 0 | |
| (5) Total Units by Income | 0 | 148 | 132 | 280 |

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|--|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for Moderate | | | | | | 0 | |
| No. of Units Permitted for Above Moderate | | | | | | 0 | |

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202.)

Jurisdiction City of Tustin
Reporting Period 01/01/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

| | | Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. | | | | | | | | | | | |
|----------------|---|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Income Level | | Deed Restricted | 512 | 8 | 32 | 196 | 90 | 1 | 0 | | | 327 | 185 |
| Very Low | Deed Restricted | 410 | 11 | 37 | 8 | 9 | 1 | 0 | | | | 66 | 344 |
| Low | Deed Restricted | 468 | 15 | 42 | 6 | 7 | | | | | | 70 | 337 |
| Moderate | Deed Restricted | 991 | 261 | 464 | 205 | 190 | 24 | 66 | | | | 61 | |
| Above Moderate | | | | | | | | | | | | 1,210 | -219 |
| | Total RHNA by COG. Enter allocation number: | 2,381 | 295 | 575 | 415 | 296 | 61 | 92 | | | | 1,734 | 647 |
| | Total Units | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | | | | | |
| | Remaining Need for RHNA Period | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | | | | | |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

| | |
|------------------|-------------------------|
| Jurisdiction | City of Tustin |
| Reporting Period | 01/01/2011 - 12/31/2011 |

Table C

Program Implementation Status

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

| | | |
|------------------|----------------|------------|
| Jurisdiction | City of Tustin | |
| Reporting Period | 01/01/2011 - | 12/31/2011 |

General Comments: